

# Neighborhood Business District Strategy

*Proposed Land Use Code Amendments*

---



## Proposed Shoreline Code





## ORDINANCE \_\_\_\_\_

AN ORDINANCE related to land use and zoning, amending 23.60.246, 23.60.306, 23.60.365, 23.60.368, 23.60.424, 23.60.426, 23.60.430, 23.60.484, 23.60.486, 23.60.488, 23.60.544, 23.60.600, 23.60.604, 23.60.606, 23.60.608, 23.60.636, 23.60.660, 23.60.664, 23.60.668, 23.60.670, 23.60.720, 23.60.724, 23.60.728, 23.60.730, 23.60.780, 23.60.786, 23.60.788, 23.60.840, 23.60.844, 23.60.848, 23.60.850, 23.60.900, 23.60.902, 23.60.906, 23.60.908, 23.60.918, 23.60.926, 23.60.934, 23.60.936, 23.60.938, 23.60.940 of the Shoreline District Chapter of the Land Use Code (Title 23) and repealing Seattle Municipal Code Chapter 23.84, in order to maintain consistency between the shoreline regulations and other sections of the Code.

### BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.60.246 of the Seattle Municipal Code, which Section was last amended by ordinance 118663, is amended as follows:

#### **SMC 23.60.246 Prohibited uses in the CN Environment.**

The following uses shall be prohibited as principal or accessory uses in the CN Environment:

A. Residential uses;

B. Commercial uses;

C. Utilities, except utility lines;

~~((D. Salvage and recycling uses;~~

~~E))~~D. Manufacturing uses;

~~((F))~~E. High-impact uses;

~~((G))~~F. Institutional uses;

~~((H))~~G. Public facilities not authorized by Section 23.60.248;

~~((F))~~H. All shoreline recreation uses except underwater diving areas and reefs;

1 ((F))I. Agricultural uses except aquaculture;

2 ((K))J. Groins and similar structures which block the flow of sand to adjacent beaches,  
3 except drift sills or other structures which are part of a natural beach protection system; and

4 ((L))K. Landfill which creates dry land, except for wildlife habitat mitigation or  
5 enhancement.  
6

7 Section 2. Section 23.60.306 of the Seattle Municipal Code, which Section was last  
8 amended by ordinance 118663, is amended as follows:

9 **SMC 23.60.306 Prohibited uses in the CP Environment.**

10 The following uses shall be prohibited as principal or accessory uses in the CP  
11 Environment:  
12

13 A. Residential uses;

14 B. Commercial uses including accessory parking;

15 C. Utility uses, except utility lines;

16 ~~((D. Salvage and recycling uses;~~

17 ~~E))D. Manufacturing uses;~~

18 ((F))E. High-impact uses;

19 ((G))F. Institutional uses except permitted shoreline recreational uses;

20 ((H))G. Public facilities not authorized by Section 23.60.308;

21 ((I))H. Shoreline recreation uses except underwater diving areas or reefs, bicycle and  
22 pedestrian paths and viewpoints;  
23

24 ((J))I. Agricultural uses except aquaculture;

25 ((K))J. The following protective structures:  
26  
27  
28

1. Bulkheads on Class I beaches, and

2. Groins and similar structures which block the flow of sand to adjacent beaches,

except drift sills or other structures which are part of a natural beach protection system; and

((L))K. Landfill which creates dry land except as part of wildlife or fisheries habitat.

Section 3. Section 23.60.365 of the Seattle Municipal Code, which Section was last amended by ordinance 118793, is amended as follows:

**SMC 23.60.365 Administrative conditional uses in the CR Environment.**

\* \* \*

C. The following uses may be authorized in the CR Environment either as principal or accessory uses:

1. The following uses when associated with a public park:

a. Small craft center,

b. Boat launching ramp for auto-trailer boats,

c. The following non-water-dependent commercial uses:

(1) Sale of boat parts or accessories,

(2) ((Personal and household retail))General sales and services,

(3) Major durables sales, and

((3))4 Eating and drinking establishments;

2. Community yacht, boat and beach clubs when:

a. No eating and drinking establishments are included in the use,

b. No more than one (1) pier or float is included in the use, and

c. Any accessory pier or float meets the standards of Section 23.60.204 for piers and floats accessory to residential development.

Section 4. Section 23.60.368 of the Seattle Municipal Code, which Section was last amended by ordinance 118663, is amended as follows:

**SMC 23.60.368 Prohibited uses in the CR Environment.**

The following uses shall be prohibited as principal uses in the CR Environment:

A. Residential uses except those permitted by Section 23.60.365 A;

B. Commercial uses except those specifically permitted by Section 23.60.365 C;

C. Utility uses except utility lines;

~~((D. Salvage and recycling uses;~~

~~E))D.~~ Manufacturing uses;

~~((F))E.~~ High-impact uses;

~~((G))F.~~ Institutional uses except community clubs meeting the criteria of Section 23.60.365 C;

~~((H))G.~~ Public facilities not authorized by Section 23.60.370;

~~((I))H.~~ Parks and Open space uses except shoreline recreation uses permitted by Section 23.60.360 B;

~~((J))I.~~ Agricultural uses except aquaculture;

~~((K))J.~~ The following shoreline protective structures:

1. Groins and similar structures which block the flow of sand to adjacent beaches, except drift sills or other structures which are part of a natural beach protection system, and

2. Bulkheads on Class I beaches; and

1           ~~((L))~~K. Landfill which creates dry land except as part of habitat mitigation or  
2 enhancement.

3           Section 5. Section 23.60.424 of the Seattle Municipal Code, which Section was last  
4 amended by ordinance 113674, is amended as follows:  
5

6 **SMC 23.60.424 Special uses permitted on waterfront lots in the CM Environment.**

7           The following uses may be authorized by the Director on waterfront lots in the CM  
8 Environment as either principal or accessory uses if the special use criteria in Section 23.60.032  
9 are satisfied:

10           A. The following commercial uses:

- 11                   1. Sale or rental of large boats,  
12                   2. Marine service station, and  
13                   3. Vessel repair, minor;

14           B. The following transportation facility uses:

- 15                   ~~((4))~~1. Recreational marina,  
16                   ~~((5))~~2. Dry ~~((storage-of))~~boats storage,  
17                   ~~((6))~~3. Water-dependent passenger terminals, provided that the impact of terminal  
18 operation on adjacent residential neighborhoods and streets can be mitigated, and  
19                   ~~((7))~~4. Airports, water-based;

20           B. Streets;

21           C. Bridges;

22           D. Expansion of existing sewage treatment plants, not including expansion for additional  
23 treatment capacity or the addition of a new treatment level;  
24  
25  
26  
27  
28

1 E. Public facilities, water-dependent or water-related;

2 F. The following institutional uses:

- 3 1. New yacht, boat and beach clubs,  
4 2. Institute for advanced study, water-dependent or water-related,  
5 3. Museum, water-dependent or water-related,  
6 4. Shoreline recreation accessory to a school, college or university;

7 G. The following shoreline protective structures:

- 8 1. Natural beach protection,  
9 2. Bulkheads to support a water-dependent or water-related use, or to enclose a  
10 permitted landfill area, or to prevent erosion on Class II or Class III beaches when natural beach  
11 protection is not a practical alternative;

12 H. Dredging, when the dredging is necessary for a water-dependent or water-related use;

13 I. The following types of landfill:

- 14 1. Landfill on submerged lands which does not create dry land, if necessary for a  
15 water-dependent or water-related use or for the installation of a bridge or utility line,  
16 2. Landfill for the creation of wildlife or fisheries habitat as mitigation or  
17 enhancement, and  
18 3. Landfill on submerged land which creates dry land:  
19 a. When the dry land is necessary for a water-dependent or water-related  
20 use, and  
21 b. If more than two (2) square yards of dry land per linear yard of  
22 shoreline is created, the landfill meets the following additional criteria:  
23  
24  
25  
26  
27  
28



- (1) No reasonable alternative to the landfill exists,
- (2) The development provides a clear public benefit, and
- (3) The landfill site is not located in Lake Union or Portage Bay.

Section 6. Section 23.60.426 of the Seattle Municipal Code, which Section was last amended by ordinance 118793, is amended as follows:

**SMC 23.60.426 Conditional uses permitted in the CM Environment.**

\* \* \*

B. Non-water-dependent commercial uses on historic ships:

1. The following uses may be permitted on an historic ship when meeting the criteria in subsection B2:

- a. Sale of boat parts or accessories,
- b. ~~((Personal and household retail))~~ General sales and services,
- c. Major durables sales, and
- ~~((e))~~ d. Eating and drinking establishments;

2. a . The use is located on a ship designated as historic by the Landmarks Preservation Board or listed on the National Register of Historic Places,

b. The use is compatible with the existing design and/or construction of the ship without significant alteration,

c. Other uses permitted outright or as special uses are not practical because of ship design or such uses cannot provide adequate financial support necessary to sustain the ship in a reasonably good physical condition,

d. A Certificate of Approval has been obtained from the Landmarks Preservation Board, and

e. No other historic ship containing restaurant or retail uses is located within one-half ( 1/2) mile of the proposed site;

C. Non-water-dependent commercial uses associated with a public park:

1. The following uses associated with a public park may be permitted when meeting the criteria of subsection C2:

a. Sale of boat parts or accessories,

b. ~~((Personal and household retail))~~ General sales and services,

c. Major durables sales, and

~~((e))~~ d. Eating and drinking establishments;

2. a. The use is associated with a public park,

b. The use is located on a lot which does not exceed two thousand four hundred (2,400) square feet in area, and

c. All personal and household goods sold or rented are for use on the lot or immediate adjacent waters.

Section 7. Section 23.60.430 of the Seattle Municipal Code, which Section was last amended by ordinance 118663, is amended as follows:

**SMC 23.60.430 Prohibited principal uses on waterfront lots in the CM Environment.**

The following uses are prohibited as principal uses on waterfront lots in the CM Environment:

A. Residential uses;

B. The following commercial uses:

1. Vessel repair, major,

~~((2. Commercial moorage,~~

~~3. Tugboat services,~~

4))2. Sale of boat parts or accessories except when permitted as a conditional use,

~~((5))3. ((Personal and household retail))General sales and services except when~~

permitted as a conditional use,

~~((6))4. Medical services,~~

~~((7))5. ((Animal services))Animal shelters and kennels,~~

~~((8))6. Automotive ((retail))sales and services,~~

~~((9))7. Eating and drinking establishments except when permitted as a conditional~~

use,

~~((10))8. Lodging,~~

~~((11. Mortuary services,~~

~~12))9. ((Nonhousehold))Heavy sales and services except Major durable sales~~

when permitted as a conditional use,

~~((13. Parking, principal use,~~

~~14))10. Offices,~~

~~((15))11. Entertainment uses,~~

~~((16. Wholesale showrooms,~~

~~17. Mini-warehouses,~~

~~18. Warehouses,~~

- ~~19. Outdoor storage,~~
- ~~20. Personal transportation services,~~
- ~~21. Passenger terminals, non-water dependent,~~
- ~~22. Cargo terminals,~~
- ~~23. Transit vehicle bases,~~
- ~~24. Helistops and heliports,~~
- ~~25. Airports, land-based,~~
- ~~26.))~~ 11. Research and development laboratories, and
- ~~((27.))~~ 12. Food processing and craft work uses;

C. ~~((Salvage and recycling uses;))~~ The following transportation facilities uses:

1. Commercial moorage;
2. Tugboat services;
3. Parking, principal use;
4. Vehicle storage and maintenance;
5. Passenger terminals, non-water-dependent;
6. Cargo terminals;
7. Helistops and heliports;
8. Airports, land-based;

D. Railroads;

E. The following utilities:

1. Communication utilities,
2. Solid waste management(~~((transfer stations))~~),

3. Power plants, and

4. New sewage treatment plants

5. Recycling;

F. Storage uses;

~~((F))~~G. Manufacturing uses;

~~((G))~~H. High-impact uses;

~~((H))~~I. Institutional uses except those specifically permitted under Sections 23.60.420 and 23.60.422;

~~((I))~~K. Public facilities not authorized by Section 23.60.436 and those that are non-water-dependent;

~~((J))~~L. Parks and Open space uses except shoreline recreation;

~~((K))~~M. Agricultural uses except aquaculture; and

~~((L))~~N. The following shoreline protective structures:

1. Groins and similar structures which block the flow of sand to adjacent beaches, except drift sills or other structures which are part of a natural beach protection system, and

2. Bulkheads on Class I beaches.

Section 8. Section 23.60.484 of the Seattle Municipal Code, which Section was last amended by ordinance 120927, is amended as follows:

**SMC 23.60.484 Special uses in the CW Environment.**

\* \* \*

C. The following commercial uses:

1. Vessel repair, minor, and

2. (~~Commercial moorage,~~

~~3. Tugboat services,~~

4)) Rental of boats(~~(, and~~

~~5. Airport, water-based));~~

D. The following transportation facility uses:

1. Commercial moorage,

2. Tugboat services, and

3. Airport, water-based;

~~((D))~~E. Museum, water-dependent;

~~((E))~~F. Public facilities, water-dependent or water-related;

~~((F))~~G. Shoreline protective structures;

~~((G))~~H. Utility lines, excluding communication utilities;

~~((H))~~I. Dredging necessary to maintain or improve navigation channels, to install utility

lines or for a water-dependent or water-related use; and

~~((I))~~J. Landfill which does not create dry land.

Section 9. Section 23.60.486 of the Seattle Municipal Code, which Section was last amended by ordinance 118793, is amended as follows:

**SMC 23.60.486 Conditional uses in the CW Environment.**

\* \* \*

B. Non-water-dependent commercial uses on historic ships:

1. The following uses may be permitted on an historic ship when meeting the criteria in subsection B2:

- a. Sale of boat parts and accessories,
- b. ~~((Personal and household retail))~~ General sales and services,
- c. Major durables sales, and
- ~~((e))~~ d. Eating and drinking establishments;

2. a. The ship is designated as historic by the Landmarks Preservation Board or listed on the National Register of Historical Places,

b. The use is compatible with the existing design and/or construction of the ship without significant alteration,

c. Other uses permitted outright are impractical because of ship design or such uses cannot provide adequate financial support to sustain the ship in a reasonably good physical condition,

d. A certificate of approval has been obtained from the Landmarks Preservation Board, and

e. No other historic ship containing restaurant or retail uses is located within one-half ( 1/2) mile of the proposed site.

Section 10. Section 23.60.488 of the Seattle Municipal Code, which Section was last amended by ordinance 120927, is amended as follows:

**SMC 23.60.488 Prohibited uses in the CW Environment.**

The following uses shall be prohibited as principal and accessory uses in the CW Environment;

A. The following commercial uses:

1. Marine service station,

2. Sale of large boats,

3. Sale of boat parts and accessories,

~~((4. Dry boat storage,~~

~~5. Recreational marina,~~

6))4. All non-water-dependent commercial uses except those permitted on  
historic ships, and

~~((7))5. Vessel repair, major, except of historic ships;~~

B. The following transportation facility uses:

1. Dry boat storage, and

2. Recreational marina;

~~B~~C. Residential uses;

~~C~~D. Institutional uses not permitted above;

~~D. Salvage and recycling uses;~~

E. Manufacturing uses;

F. Agricultural uses;

G. Utility uses, except utility lines;

H. High-impact uses; and

I. Landfill on submerged land which creates dry land.

Section 11. Section 23.60.544 of the Seattle Municipal Code, which Section was last  
amended by ordinance 120927, is amended as follows:

**SMC 23.60.544 Prohibited uses on waterfront lots in the UR Environment.**

\* \* \*



1        B. Transportation facility uses;

2        C. Storage uses;

3        ~~((B))~~ D. The following utilities:

- 4            1. Major and minor communication utilities,
- 5            2. Solid waste management ~~((transfer stations))~~,
- 6            3. Power plants, ~~((and))~~
- 7            4. Sewage treatment plants, and
- 8            5. Recycling;

9        ~~((C. Salvage and recycling uses;~~

10        ~~))~~

11        ~~Đ))~~ E. Manufacturing uses;

12        ~~((E))~~ F. High-impact uses;

13        ~~((F))~~ G. The following institutional uses:

- 14            1. Institutions, nonwater-dependent,
- 15            2. Private yacht, boat and beach clubs;

16        ~~((G))~~ H. Public facilities not authorized by Section 23.60.550;

17        ~~((H))~~ I. Agricultural uses;

18        ~~((I))~~ J. Parks and Open space uses except shoreline recreation;

19        ~~((J))~~ K. The following shoreline protective structures:

- 20            1. Groins and similar structures which block the flow of sand to adjacent beaches,
- 21            except drift sills or other structures which are part of a natural beach protection system, and
- 22            2. Bulkheads on Class I beaches.

Section 12. Section 23.60.600 of the Seattle Municipal Code, which Section was last amended by ordinance 120927, is amended as follows:

**Subchapter XI The Urban Stable Environment**

**SMC 23.60.600 Uses permitted outright on waterfront lots in the US Environment.**

The following uses shall be permitted outright on waterfront lots in the Urban Stable environment as either principal or accessory uses:

A. The following residential uses:

1. Residences on dry land when the underlying zoning is Residential Commercial (RC) and when the residential use is located above the ground floor of a structure containing nonresidential uses on the ground floor,

2. Existing residences on dry land provided there is no increase in the number of units,

3. Existing over-water single-family residences provided there is no additional water coverage, and

4. Floating home moorages or the expansion of floating home moorages, when:

a. Located in Lake Union or Portage Bay,

b. Occupied solely by no more than two (2) existing floating homes as defined in subsection A4 of Section 23.60.196, under any of the following conditions:

(1) The floating homes have been evicted from other moorage pursuant to the provisions of subsections E, G or H of Section 7.20.040, Seattle Municipal Code, or

(2) The floating homes have been relocated from other moorage pursuant to a settlement agreement entered into prior to April 1, 1987 between a moorage owner and a tenant floating-home owner arising out of a legal action for eviction,

c. No more than one (1) such moorage or moorage expansion is permitted per lot established as of April 1, 1987, and

d. The moorage is added to a recreational marina, commercial moorage, or floating home moorage existing as of ~~((the effective date of the ordinance codified in this chapter<sup>1</sup>))~~ December 31, 1987;

B. The following commercial uses:

1. Marine ~~((retail))~~ sales and services,
2. Food processing, water-related, and
3. Wholesale showroom, ~~((mini-warehouse, warehouse and open storage,))~~ water-related, and

C. Storage uses, water-related:

~~((4))~~ D. Passenger terminals, water-dependent;

~~((E))~~ E. 1. The following non-water-dependent commercial uses on dry land when the requirements of subsection C2 are met:

a. ~~((Personal and household retail))~~ General sales and services,

b. Major durables sales.

~~((b))~~ c. Eating and drinking establishments,

~~((e))~~ d. Offices outside the Lake Union area,

1                   ((d))e. Offices in the Lake Union area above the ground floor of a  
2 structure when permitted uses other than office or residential uses occupy the ground-floor level,  
3 and parking on the ground-floor level is limited to required parking,

4                   ((e))f. Entertainment uses, and

5                   ((f))g. Custom and craft work,

6  
7                   2. The uses listed in subsection C1 shall be permitted when a water- dependent  
8 use occupies forty (40) percent of the dry-land portion of the lot or the development provides one  
9 (1) or more of the following facilities or amenities in addition to regulated public access:

10                   a. Facilities for the moorage, restoration, or reconstruction of one (1) or  
11 more historic vessels,

12                   b. Terminal facilities for one (1) or more cruise ships, harbor tour boats,  
13 or foot passenger ferries,

14                   c. More than five hundred (500) lineal feet of moorage for commercial  
15 fishing vessels at rates equivalent to that charged at public moorage facilities,

16                   d. Facilities for a maritime museum or waterfront interpretive center that  
17 is a separate nonprofit organization existing at time of application,

18                   e. More than one thousand five hundred (1,500) lineal feet of saltwater  
19 moorage for recreational vessels,

20                   f. A major public open space, occupying at least one-third ( 1/3) of the  
21 dry-land lot area, which includes a public walkway with benches and picnic tables along the  
22 entire water frontage, and connecting public walkways to adjacent sites and any nearby public  
23  
24  
25  
26  
27  
28

1 parks or other public facilities. The Director shall require adequate signed parking for the open  
2 space, or

3 g. Other facilities or amenities similar to those listed above which provide  
4 an opportunity for substantial numbers of people to enjoy the shoreline, when approved by the  
5 Director;  
6

7 \* \* \*

8 ((<sup>+</sup>Editor's Note: Chapter 23.60, the Seattle Shoreline Master Program, became effective on  
9 December 31, 1987.))

10 Section 13. Section 23.60.604 of the Seattle Municipal Code, which Section was last  
11 amended by ordinance 119871, is amended as follows:  
12

13 **SMC 23.60.604 Conditional uses on waterfront lots in the US Environment.**

14 \* \* \*

15 B. The following non-water-dependent uses located over water on lots with a depth of  
16 less than fifty (50) feet of dry land:

17 1. Eating and drinking establishments meeting the criteria of subsection C2 of  
18 Section 23.60.600,  
19

20 2. Marine ((~~retail~~))sales and services,

21 3. General ((~~Personal and household retail~~))sales and service uses,

22 4. Entertainment uses, and  
23

24 5. Custom and craft work;

25 C. Non-water-dependent commercial uses on historic ships:  
26  
27  
28

1                   1. The following uses may be permitted on an historic ship when meeting the  
2 criteria in subsection C2 below:

- 3                   a. Sale of boat parts or accessories,  
4                   b. ~~((Personal and household retail))~~ General sales and services,  
5                   c. Major durables sales, and  
6                   ((e))d. Eating and drinking establishments,

7                   2.       a. The ship is designated as historic by the Landmarks Preservation Board  
8 or listed on the National Register of Historical Places,

9                   b. The use is compatible with the existing design and/or construction of  
10 the ship without significant alteration,

11                   c. Uses permitted outright are impractical because of the ship design  
12 and/or the permitted uses cannot provide adequate financial support necessary to sustain the ship  
13 in a reasonably good physical condition,

14                   d. A certificate of approval has been obtained from the Landmarks  
15 Preservation Board, and  
16

17                   e. No other historic ship containing restaurant or retail uses is located  
18 within one-half ( 1/2) mile of the proposed site.  
19

20                   Section 14. Section 23.60.606 of the Seattle Municipal Code, which Section was last  
21 amended by ordinance 120927, is amended as follows:  
22

23 **SMC 23.60.606 Prohibited uses on waterfront lots in the US Environment.**  
24

25                   \* \* \*

26                   B. The following commercial uses:  
27

1. Medical services,
2. Animal shelters and kennels~~((services))~~,
3. Pet grooming,
4. ~~((3))~~4. Automotive ~~((retail))~~sales and services,
5. ~~((4))~~5. Lodging,
6. ~~((5. Mortuary services,~~
7. ~~Parking, principal use,))~~Food processing, non-water-dependent,
8. ~~((Nonhousehold))~~Heavy sales and services except water-dependent wholesale
9. showrooms,
10. Ground-level offices in the Lake Union area,
11. ~~((Non-water-dependent wholesale showroom, mini-warehouse, warehouse and~~
12. ~~outdoor storage uses,))~~ Research and development laboratories, and
13. Off-premises signs,

C. The following transportation facility uses:

1. Parking, principal use,
2. ~~((11))~~2. Personal transportation services,
3. ~~((12))~~3. Passenger terminals, non-water-dependent,
4. ~~((13))~~4. Cargo terminals,
5. ~~((14))~~5. Transit vehicle bases,
6. ~~((15))~~6. Helistops and heliports,
7. ~~((16))~~7. Airports, land-based,
8. ~~((17. Food processing, non-water-dependent, and~~

1 ~~18. Research and development laboratory;~~

2 ~~C. Salvage and recycling uses;))~~

3 D. The following manufacturing uses:

4 1. Light and general manufacturing, non-water-dependent, and

5 2. Heavy manufacturing uses;

6 E. High-impact uses;

7 F. The following utilities:

8 1. Major communication utilities,

9 2. Solid waste management~~((transfer stations))~~,

10 3. Power plants,

11 4. Recycling uses,

12 5. Sewage treatment plants, and

13 ~~((5))~~6. Freestanding transmission towers for minor communication utilities;

14 G. Storage uses;

15 ~~((G))~~H. Public facilities not authorized by Section 23.60.612 and those that are non-  
16 water-dependent;

17 ~~((H))~~I. Institutional uses, non-water-dependent;

18 ~~((I))~~J. Agricultural uses except aquaculture; and

19 ~~((J))~~K. Groins and similar structures which block the flow of sand to adjacent beaches,  
20 except drift sills or other structures which are part of a natural beach protection system.

21 Section 15. Section 23.60.608 of the Seattle Municipal Code, which Section was last  
22 amended by ordinance 118793, is amended as follows:  
23  
24



**SMC 23.60.608 Permitted uses on upland lots in the US Environment.**

**A. Uses Permitted Outright.**

1. Uses permitted outright on waterfront lots in the US Environment are permitted outright on upland lots and are not subject to the requirements of Section 23.60.600 C to provide special public benefits.

2. Additional uses permitted outright on upland lots:

a. The following residential uses:

- (1) Single-family and multifamily residences, and
- (2) Congregate residences and nursing homes;

b. The following commercial uses:

- (1) Medical services,
- (2) Animal~~((services))~~ shelters and kennels,
- (3) Pet grooming,
- ~~(((3))4)~~ Automotive ~~((retail))~~ sales and service,
- ~~(((4) Parking, principal use,))~~
- (5) Lodging,
- ~~(((6) Mortuary services,))~~
- ~~(((7))6)~~ ~~((Nonhousehold))~~ Heavy sales and service,
- ~~(((8) Wholesale showroom, mini-warehouse, warehouse and outdoor storage uses, non-water dependent,))~~
- ~~(((9))7)~~ Research and development laboratories, and
- ~~(((10))8)~~ Ground-level offices in the Lake Union area;

c. Parking, principal use;

d. Storage uses;

~~((e. Recycling collection stations;))~~

~~((d))~~e. Light and general manufacturing uses;

~~((e))~~f. Institutional uses; and

~~((f))~~g. Public facilities.

\* \* \*

Section 16. Section 23.60.636 of the Seattle Municipal Code, which Section was last amended by ordinance 113466, is amended as follows:

**SMC 23.60.636 View corridors in the US Environment.**

\* \* \*

E. A view corridor or corridors of not less than sixty-five (65) percent of the width of the lot shall be provided on the waterfront lots fronting on Seaview Avenue Northwest between the north boundary of 38th Avenue Northwest and the south boundary of vacated Northwest 80th Street. The following may be located in the required view corridors:

1. Open wet moorage;
2. Dry ~~((storage of))~~boat~~((s))~~ storage; and
3. Parking for both water-dependent and non-water-dependent uses.

**Subchapter XII Urban Harborfront Environment**

**Part 1 Uses**

**SMC 23.60.660 Uses permitted outright on waterfront lots in the UH Environment.**

The following uses shall be permitted over water or on dry-land portions of waterfront lots in the Urban Harborfront environment as either principal or accessory uses:

A. The following commercial uses:

1. ~~((Personal and household retail))~~ General sales and services,
2. Marine ~~((retail))~~ sales and services,
3. Eating and drinking establishments,
4. Existing hotels, provided that expansion of the hotel use shall be prohibited and expansion only for public access shall be permitted,

~~((5. Parking over water when accessory to a water dependent or water related use,~~

~~6. Parking on dry land when accessory to a permitted use,~~

~~7))~~ 5. Offices when located above wharf level,

~~((8))~~ 6. Entertainment uses,

~~((9. Passenger terminals, water dependent,~~

~~10. Breakbulk cargo terminals,~~

~~11))~~ 7. Research and development laboratories, water-dependent, and

~~((12))~~ 8. Food processing and craft work uses;

B. The following transportation facilities:

1. Parking over water when accessory to a water-dependent or water- related use,

2. Parking on dry land when accessory to a permitted use,

3. Passenger terminals, water-dependent,

4. Breakbulk cargo terminals,

1       ~~((B))~~C. Light manufacturing uses, water-dependent or water-related;

2       ~~((C))~~D. Streets, railroads and bridges;

3       ~~((D))~~E. The following institutions:

4               1. Institutes for advanced study, water-dependent or water-related,

5               2. Maritime museums,

6               3. Colleges that have water-dependent or water-related facilities,

7               4. Community centers,

8               5. Vocational schools, water-dependent or water-related,

9               6. Community yacht, boat, and beach clubs, and

10              7. Child care centers when located above wharf level;

11       ~~((E))~~F. The following public facilities:

12              1. Public facilities, water-dependent or water-related, and

13              2. Public facilities that are part of an approved public improvement plan for the

14 Harbor front adopted by the Council;

15                               \* \* \*

16       Section 17. Section 23.60.664 of the Seattle Municipal Code, which Section was last  
17 amended by ordinance 118793, is amended as follows:

18       **SMC 23.60.664 Administrative conditional uses permitted on waterfront lots in the UH**  
19 **Environment.**

20       The following uses may be authorized over water or on dry-land portions of waterfront  
21 lots in the UH Environment by the Director, with the concurrence of the Department of Ecology,  
22  
23  
24  
25  
26  
27  
28

as either principal or accessory uses if the criteria for conditional uses in WAC 173-27-160 are satisfied:

A. The following commercial uses:

- ~~((1. Outdoor storage, water-related or water-dependent,~~
- ~~2. Warehouses, water-related or water-dependent,~~
- ~~3))1. Wholesale showrooms, and~~
- ~~((4))2. Research and development laboratories, non-water-dependent;~~

B. The following storage uses:

- 1. Outdoor storage, water-related or water-dependent, and
- 2. Warehouses, water-related or water-dependent;

~~((B))~~C. Non-water-dependent commercial uses on historic ships:

1. The following uses may be permitted on an historic ship when meeting the criteria in subsection C2 below:

- a. Sale of boat parts or accessories,
- b. ~~((Personal and household retail))~~General sales and services,
- c. Major durables sales, and
- ~~((e))~~d. Eating and drinking establishments,

2. a. The ship is designated as historic by the Landmarks Preservation Board or listed on the National Register of Historic Places,

b. The use is compatible with the existing design and/or construction of the ship without significant alteration,

c. Uses permitted outright are not practical because of ship design and/or cannot provide adequate financial support necessary to sustain the ship in a reasonably good physical condition,

d. The use shall obtain a certificate of approval from the Landmarks Preservation Board, and

e. No other historic ship containing restaurant or retail uses is located within one-half (1/2) mile of the proposed site, unless the proposed site is within the Historic Character Area;

\* \* \*

Section 18. Section 23.60.668 of the Seattle Municipal Code, which Section was last amended by ordinance 120927, is amended as follows:

**SMC 23.60.668 Prohibited uses on waterfront lots in the UH Environment.**

\* \* \*

B. The following commercial uses:

1. Medical services,
2. Animal shelters and kennels ~~((services))~~,
3. Pet grooming
- ~~((3))~~4. Automotive ~~((retail))~~ sales and service,
- ~~((4))~~5. Lodging, except existing hotels,
- ~~((5. Mortuary services,))~~
6. Offices at wharf/street level,
7. Adult motion picture theaters and panorams,

~~((8. Parking, principal use,))~~

~~8.((9. Nonhousehold))~~Heavy sales and services except wholesale showrooms and major durable sales,

~~((10. Mini-warehouses,~~

~~11. Personal transportation services,~~

~~12. Cargo terminals, except breakbulk,~~

~~13. Transit vehicle bases,~~

~~14. Heliports,~~

~~15. Airports, land-based, and~~

~~16. Airports, water-based;))~~

C. The following transportation facilities:

1. Parking, principal use,

2. Personal transportation services,

3. Cargo terminals, except breakbulk,

4. Bus bases,

5. Heliports,

6. Airports, land-based, and

7. Airports, water-based;

D. Mini-warehouses,

~~((C. Salvage and recycling uses;~~

~~Ø))E. The following utilities:~~

~~1. Solid waste management((transfer stations)),~~

2. Power plants,
3. Sewage treatment plants,
4. Recycling uses,
5. Major communication utilities, and
6. ~~((S))~~6. Freestanding transmission towers for minor communication utilities;
7. ~~((E))~~F. General and heavy manufacturing;
8. ~~((F))~~G. The following institutional uses:
  9. 1. Schools, elementary or secondary,
  10. 2. Hospitals,
  11. 3. Religious facilities, and
  12. 4. Private yacht, boat and beach clubs;
14. ~~((G))~~H. Public facilities or projects that are nonwater-dependent except those that are  
15. part of public improvement plan for the harborfront adopted by the Council;
16. ~~((H))~~I. High-impact uses;
17. ~~((I))~~J. Agriculture uses except aquaculture;
18. ~~((J))~~K. Groins and similar structures which block the flow of sand to adjacent beaches,  
19. except drift sills or other structures which are part of a natural beach protection system; and  
20. ~~((K))~~L. Landfill which creates dry land.

22 Section 19. Section 23.60.670 of the Seattle Municipal Code, which Section was last  
23 amended by ordinance 113466, is amended as follows:

25 **SMC 23.60.670 Permitted uses on upland lots in the UH Environment.**



A. Uses Permitted Outright. The following uses shall be permitted outright on upland lots as principal or accessory uses in the UH Environment:

1. Uses permitted outright on waterfront lots in the UH environment;
2. Additional uses permitted outright on upland lots:

a. Residential uses,

b. The following commercial uses:

(1) ~~((Nonhousehold-retail))~~ Heavy sales and services,

(2) ~~((Warehouses,~~

~~3)))~~ Medical services,

~~(((4)))~~ Lodging,

~~(((5)))~~ Offices at street level,

c. The following transportation facilities,

~~(((6)))~~ 1) Parking garages, principal use,

~~(((7)))~~ 2) Surface parking areas, principal use,

~~(((8)))~~ 3) Personal transportation services,

d. Warehouses;

~~((e))~~ e. Institutions, and

~~((f))~~ f. Public facilities.

\* \* \*

Section 20. Section 23.60.720 of the Seattle Municipal Code, which Section was last amended by ordinance 113466, is amended as follows:

### **Subchapter XIII The Urban Maritime Environment**

## Part 1 Uses

### SMC 23.60.720 Uses permitted outright on waterfront lots in the UM Environment.

The following uses shall be permitted outright on waterfront lots in the Urban Maritime Environment as either principal or accessory uses:

A. The following commercial uses:

1. Marine ~~((retail))~~ sales and services, except marinas and sale of boat parts or accessories,

2. ~~((Tugboat services,~~

~~3.))~~ Wholesale showrooms, ~~((warehouse and outdoor storage uses,))~~ water-dependent or water-related,

~~((4. Passenger terminals, water dependent,~~

~~5. Cargo terminals, water dependent or water-related,~~

~~6.))~~ 3. Food processing, water-dependent or water-related;

B. The following transportation facilities:

1. Tugboat services,

2. Passenger terminals, water-dependent,

3. Cargo terminals, Water-dependent or water-related;

C. The following storage uses:

1. Warehouses, water-dependent or water-related, or

2. Outdoor storage, water-dependent or water-related;

~~((B))~~ D. Streets, railroads and bridges;

~~((C))~~ E. The following utilities:

1. Utility lines,

2. Utility public service uses whose operations require a shoreline location, and

3. Minor communication utilities, except freestanding transmission towers;

((D))F. The following institutional uses:

1. Water-dependent or water-related research and education facilities of colleges  
and universities,

2. Shoreline recreation facilities of schools, colleges and universities, and

3. Water-dependent or water-related colleges, institutes for advanced study and  
vocational schools;

((E))G. Light and general manufacturing uses, water-dependent or water- related;

((F))H. Public facilities, water-dependent or water-related;

((G))I. Shoreline recreation uses; and

((H))J. Aquaculture.

Section 21. Section 23.60.724 of the Seattle Municipal Code, which Section was last  
amended by ordinance 118793, is amended as follows:

**SMC 23.60.724 Conditional uses on waterfront lots in the UM Environment.**

\* \* \*

B. Non-water-dependent commercial and manufacturing uses:

1. The following non-water-dependent commercial, storage, and manufacturing  
uses may be permitted as principal uses on dry land or over water when meeting the criteria of  
subsection B2 or B3:

a. Sale of boat parts and accessories,

- b. ~~((Personal and household retail))~~ General sales and services,
- c. Eating and drinking establishments,
- d. ~~((Nonhousehold))~~ Heavy sales and services except commercial laundries,
- e. Offices,
- f. Warehouse, ~~((wholesale showroom,))~~ mini-warehouse, outdoor storage,
- g. Food processing and craft work, and
- h. Light, general and heavy manufacturing,

2. The above uses are permitted on dry land when:

- a. The non-water-dependent commercial uses occupy no more than ten (10) percent of the dry-land area of the lot except that when the lot provides more than nine thousand (9,000) lineal feet of moorage for commercial vessels, the non-water-dependent commercial uses may occupy up to twenty (20) percent of the dry-land area of the lot,
- b. The total of all non-water-dependent commercial and manufacturing uses occupy no more than twenty (20) percent of the dry land area of the lot, and
- c. The uses are located on site to accommodate water-dependent or water-related uses on site,

3. The uses listed in subsection B1 are permitted on dry land or over water when:

- a. The lot has less than fifty (50) feet of dry land and, if located over water, a dry-land location of the uses is not feasible,
- b. The non-water-dependent commercial uses occupy no more than five (5) percent of the total lot area including submerged lands,

c. The total of all non-water-dependent commercial and manufacturing uses occupy no more than ten (10) percent of the total lot area including submerged land, and

d. The non-water-dependent uses are located to accommodate the water-dependent or water-related uses on site,

4. The uses permitted in subsection B1 may be relocated on a lot provided the requirements of subsection B2 or B3 are met;

\* \* \*

Section 22. Section 23.60.728 of the Seattle Municipal Code, which Section was last amended by ordinance 120927, is amended as follows:

**SMC 23.60.728 Prohibited uses on waterfront lots in the UM Environment.**

\* \* \*

B. The following commercial uses:

1. Medical services,

2. Animal ~~((services))~~ shelters and kennels,

3. Pet grooming,

~~((3))~~ 4. Automotive ~~((retail))~~ sales and service,

~~((4. Parking, principal use,))~~

5. Lodging,

~~((6. Mortuary services,))~~

7. Entertainment uses, except where permitted as a conditional use pursuant to Section 23.60.724 D,

8. Commercial laundries, and

- ~~((9. Personal transportation services,~~
  - ~~10. Passenger terminals, non-water dependent,~~
  - ~~11. Cargo terminals, non-water dependent,~~
  - ~~12. Transit vehicle bases,~~
  - ~~13. Helistops,~~
  - ~~14. Heliports,~~
  - ~~15. Airports, land-based,~~
  - ~~16. Covered wet moorage on Lake Union and Portage Bay, and))~~
  17. Research and development laboratories, except where permitted as a
- conditional use pursuant to subsection C of Section 23.60.724;

C. The following transportation facility uses:

1. Parking, principal use,
2. Personal transportation services,
3. Passenger terminals, non-water-dependent,
4. Cargo terminals, non-water-dependent,
5. Transit vehicle bases,
6. Helistops,
7. Heliports,
8. Airports, land-based, and
9. Covered wet moorage on Lake Union and Portage Bay

~~((C. Salvage and recycling uses;))~~

#### D. High-impact uses;

E. The following utilities:

1. Major communication utilities,
2. Solid waste management(~~((transfer stations))~~),
3. Recycling uses,
- ~~((3))~~4. Power plants,
- ~~((4))~~5. Sewage treatment plants, and
- ~~((5))~~6. Freestanding transmission towers for minor communication utilities;

\* \* \*

Section 23. Section 23.60.730 of the Seattle Municipal Code, which Section was last amended by ordinance 120927, is amended as follows:

**SMC 23.60.730 Permitted uses on upland lots in the UM Environment.**

A. Uses Permitted Outright.

1. Uses permitted outright on waterfront lots in the UM Environment are permitted outright on upland lots.
2. Additional uses permitted outright on upland lots:
  - a. Commercial Uses.
    - (1) Sale of boat parts or accessories,
    - (2) ~~((Personal and household retail))~~General sales and service uses,
    - (3) Medical services,
    - (4) Animal ~~((services))~~ shelters and kennels,
    - (5) Automotive ~~((retail))~~ sales and service,

- (6) Eating and drinking establishments,
- (7) ~~((Nonhousehold))~~Heavy sales and services,
- (8) Food processing and craft work,
- (9) Offices except in the Lake Union area, and
- (10) Research and development laboratories;~~((Wholesale showroom, mini warehouse, warehouse and outdoor storage,))~~

b. Storage uses

c. The following transportation facilities:

- ~~((9))~~1) Cargo terminals, non-water-dependent,
- ~~((10))~~2) Personal transportation services,
- ~~((11))~~3) Passenger terminals, non-water-dependent,
- ~~((12))~~4) Transit vehicle base,
- ~~((13))~~Food processing,
- ~~((14))~~Custom and craft work,
- ~~((15))~~Offices except in the Lake Union area, and
- ~~((16))~~Research and development laboratories;))

b. Recycling uses~~((centers))~~;

c. Light and general manufacturing uses, non-water-dependent;

d. Public facilities; and

e. Minor communication utilities, except freestanding transmission

towers.

\* \* \*



Section 24. Section 23.60.780 of the Seattle Municipal Code, which Section was last amended by ordinance 120927, is amended as follows:

## **Subchapter XIV The Urban General Environment**

### **Part 1 Uses**

#### **SMC 23.60.780 Uses permitted outright on waterfront lots in the UG Environment**

\* \* \*

#### **B. The following commercial uses:**

1. ~~((Personal and household retail))~~General sales and services,
2. Medical services,
3. Animal ~~((services))~~shelters and kennels,
4. Marine ~~((retail))~~sales and services,
5. Eating and drinking establishments,
6. ~~((Nonhousehold))~~Heavy sales and service uses,
7. Office uses,
8. Entertainment uses,
9. Research and development laboratories,
10. Food processing and craft work uses;~~((Wholesale showroom;))~~

#### **C. Storage uses**~~((mini-warehouse, warehouse and outdoor storage)),~~

#### **D. The following transportation facilities:**

- 1~~((0))~~. Passenger terminals, water-dependent or water-related,
- 2~~((14))~~. Cargo terminals, water-dependent or water-related, and
- ~~((12. Research and development laboratories;))~~

1 ((E))C. Streets;

2 ((F))D. Bridges;

3 ((G))E. Railroads;

4 ((H))F. The following utilities:

5 1. Utility lines,

6 2. Utility service uses whose operations require a shoreline location,

7 3. Solid waste transfer stations that are water-related, and

8 4. Minor communication utilities, except freestanding transmission towers;

9 ((G))I. Manufacturing uses;

10 ((H))J. Institutional uses;

11 ((I))L. Public Facilities;

12 ((J))M. Parks and Open space uses; and

13 ((K))N. Aquaculture, ~~(; and~~

14 ~~L. Food processing and craft work uses;))~~

15 Section 25. Section 23.60.786 of the Seattle Municipal Code, which Section was last  
16 amended by ordinance 120927, is amended as follows:

17 **SMC 23.60.786 Prohibited principal uses on waterfront lots in the UG Environment.**

18 \* \* \*

19 B. The following commercial uses:

20 1. Automotive ~~((retail))~~ sales and service uses,

21 2. Lodging uses,

22 3. Mortuary services; ~~((;))~~

C. The following transportation facilities:

- ~~((4))~~1. Parking, principal uses,
- ~~((5))~~2. Personal transportation services,
- ~~((6))~~3. Passenger terminals, non-water-dependent,
- ~~((7))~~4. Cargo terminals, non-water-dependent,
- ~~((8))~~5. ~~((Transit vehicle))~~Bus bases,
- ~~((9))~~6. Helistops,
- ~~((10))~~7. Heliports, and
- ~~((11))~~8. Airports, land-based;

~~((C. Salvage and recycling uses;))~~

D. The following utilities:

1. Major communication utility,
2. Solid waste ((transfer stations))management, non-water-dependent,
3. Recycling uses,
4. Power plants,
- ((4))5. Sewage treatment plants, and
- ((5))6. Freestanding transmission towers for minor communication utilities;

\* \* \*

Section 26. Section 23.60.788 of the Seattle Municipal Code, which Section was last amended by ordinance 113466, is amended as follows:

**SMC 23.60.788 Permitted uses on upland lots in the UG Environment.**

The following uses are permitted on upland lots in the UG Environment:

A. Uses Permitted Outright.

1. Uses permitted outright on waterfront lots are permitted outright on upland lots.

2. Additional ~~((commercial))~~uses permitted outright:

a. Automotive ~~((retail))~~sales and services; and

b. Parking, principal use.

\* \* \*

Section 27. Section 23.60.840 of the Seattle Municipal Code, which Section was last amended by ordinance 120927, is amended as follows:

**Subchapter XV The Urban Industrial Environment**

**Part 1 Uses**

**SMC 23.60.840 Uses permitted outright on waterfront lots in the UI Environment.**

\* \* \*

B. The following commercial uses:

1. Marine ~~((retail))~~sales and services except ~~((marinas and))~~sale of boat parts or accessories,

~~((2. Tugboat services,))~~

~~((3))~~2. Research and development laboratories,

~~((4))~~3. Wholesale showrooms, and

4. Food processing and craft work, water-dependent or water-related;

C. The following Storage uses:

1. ((w))Warehouses, and

2. ~~((Θ))~~ Outdoor storage uses;

D. The following transportation facilities:

1. Tugboat services,

2. Commercial moorage,

3. Dry boat storage,

~~((5))~~ 4. Passenger terminals, water-dependent or water-related, and

~~((6))~~ 5. Cargo terminals, water-dependent or water-related; ~~((, and~~

7. ~~Food processing and craft work, water-dependent or water-related;~~

~~C. Salvage and recycling uses, water-dependent or water-related;~~

~~Đ))~~ E. Streets, railroads and bridges;

~~((E))~~ F. The following utilities:

1. Utility lines,

2. Solid waste management uses ~~((transfer stations))~~, water-dependent or water-

related,

3. Recycling uses, water-dependent or water-related,

4. Utility service uses whose operations require a shoreline location, and

~~((4))~~ 5. Minor communication utilities, except freestanding transmission towers;

~~((F))~~ G. Manufacturing uses;

~~((G))~~ H. The following institutional uses:

1. Water-dependent or water-related research and education facilities of colleges  
and universities,

2. Shoreline recreation facilities of colleges and universities, and

3. Water-dependent or water-related colleges, institutes for advanced study, and vocational schools;

~~((H))~~I. High-impact uses, water-dependent or water-related;

~~((I))~~K. Public facilities, water-dependent or water-related;

~~((J))~~L. Shoreline recreation uses; and

~~((K))~~M. Aquaculture.

Section 28. Section 23.60.844 of the Seattle Municipal Code, which Section was last amended by ordinance 119971, is amended as follows:

**SMC 23.60.844 Conditional uses on waterfront lots in the UI Environment.**

\* \* \*

B. Non-water-dependent Commercial Uses.

1. The following non-water-dependent commercial uses when meeting the criteria of subsection B2:

a. Sale of boat parts or accessories;

b. ~~((Personal and household retail))~~General sales and services;

c. Eating and drinking establishments in the Ballard Interbay Northend Manufacturing/Industrial Center;

d. ~~((Nonhousehold))~~Heavy sales and services except commercial laundries and wholesale showrooms;

e. Offices;

f. Mini-warehouse in the Ballard Interbay Northend Manufacturing/Industrial Center; and

g. Food processing and craft work.

2. The uses listed in subsection B1 are permitted when:

a. The total of non-water-dependent commercial uses occupy no more than ten (10) percent of the dry-land portion of the lot; and

b. The non-water-dependent commercial uses are located to accommodate any water-dependent or water-related uses on the lot.

3. The uses identified in subsection B1 may be relocated on a lot provided the requirements of subsection B2 are met.

Section 29. Section 23.60.848 of the Seattle Municipal Code, which Section was last amended by ordinance 120927, is amended as follows:

**SMC 23.60.848 Principal uses prohibited on waterfront lots in the UI Environment.**

\* \* \*

B. The following commercial uses:

1. Medical services,
2. Animal ~~((services))~~ shelters and kennels,
3. Pet grooming.
3. Automotive ~~((retail))~~ sales and service,
- ~~((4. Parking, principal use,))~~
- ~~((4))~~ 5. Lodging,
- ~~((6. Mortuary services,))~~
- 5~~((7))~~. Heavy commercial services,
- 6~~((8))~~. Entertainment uses, and

7. Eating and drinking establishments in the Duwamish Manufacturing/Industrial

Center:

C. The following transportation facility uses:

1. Parking, principal use,

((9))2. Personal transportation services,

((10))3. Passenger terminal, non-water-dependent,

((11))4. Cargo terminal, non-water-dependent,

((12))5. Transit vehicle bases,

((13))6. Helistops,

((14))7. Heliports;

D. ((15-))Mini-warehouses in the Duwamish Manufacturing/Industrial Center;((and

~~16. Eating and drinking establishments in the Duwamish~~

~~Manufacturing/Industrial Center;~~

~~C. Salvage and recycling uses, non-water-dependent;))~~

F((D)). The following utilities:

1. Major communication utilities,

2. Solid waste management((transfer stations)), non-water-dependent,

3. Recycling uses, non-water-dependent,

((3))4. Power plants,

((4))5. Sewage treatment plants, located outside of the Duwamish area, and

((5))6. Freestanding transmission towers for minor communication utilities;

\* \* \*



Section 30. Section 23.60.850 of the Seattle Municipal Code, which Section was last amended by ordinance 113466, is amended as follows:

**SMC 23.60.850 Permitted uses on upland lots in the UI Environment.**

A. Uses Permitted Outright.

1. Principal and accessory uses permitted outright on waterfront lots in the UI Environment are permitted outright on upland lots.

2. Additional uses permitted outright:

- a. All commercial uses;
- b. ~~((Salvage and recycling))~~ Solid waste management uses that are non-water-dependent, except for solid waste transfer stations;

c. Recycling uses, non-water-dependent;

c. Parks and Open space uses;

d. The following institutions:

- (1) Vocational and fine arts schools,
- (2) Uses connected to a major institution and permitted by an approved master plan;

e. All agricultural uses.

\* \* \*

Section 31. Section 23.60.900 of the Seattle Municipal Code, which Section was last amended by ordinance 113466, is amended as follows:

**Subchapter XVI Definitions**

**SMC 23.60.900 Definitions generally.**

1 For the purpose of this chapter, certain terms and words are defined. The definitions  
2 established in this Subchapter XVI are in addition to definitions contained in Chapters 24.08 and  
3 23.84A, which are also applicable to this chapter. In the event that a definition in this chapter  
4 differs from a definition of the same term in Chapter 24.08 or Chapter 23.84A, the definition in  
5 this chapter shall apply in the Shoreline District.  
6

7 Section 32. Section 23.60.902 of the Seattle Municipal Code, which Section was last  
8 amended by ordinance 121477, is amended as follows:

9 **SMC 23.60.902 "A."**

10 \* \* \*

11  
12 "Agriculture use" means the following uses as defined in Chapter 23.84, Definitions:

13 Animal husbandry;

14 Aquaculture;

15 Horticulture~~((at use))~~.

16 \* \* \*

17  
18 Section 33. Section 23.60.906 of the Seattle Municipal Code, which Section was last  
19 amended by ordinance 120927, is amended as follows:

20 **SMC 23.60.906 "C."**

21 \* \* \*

22 "Commercial use" means the following uses as defined in Chapter 23.84A, Definitions:

23 -- ~~((Retail))~~General sales and services;

24 ~~((—Principal use parking;~~

25 -- Nonhousehold))Heavy sales and services;

-- Eating and drinking establishments;

-- Lodging;

-- Offices;

-- Entertainment;

-- Automotive Sales and Services;

-- Marine Sales and Services;

-- Animal shelters and kennels;

~~((— Wholesale showroom;~~

~~— Warehouse;~~

~~— Mini-warehouse;~~

~~— Outdoor storage;~~

~~— Transportation facilities;))~~

-- Food processing and craft work;

-- Medical services;

-- Research and development laboratories.

"Commercial moorage" means a ~~((marine retail sales and service))~~ parking and moorage use in which a system of piers, buoys, or floats is used to provide moorage, primarily for commercial vessels, except barges, for sale or rent, usually on a monthly or yearly basis. Minor vessel repair, haulout, dry boat storage, tugboat dispatch offices, and other services are also often accessory to or associated with the use.

Communication Devices and Utilities (and Related Terms). See Section 23.84A.006 "C."

"Conditional use" means a use identified in this chapter as requiring specific approval by either the Department of Ecology (Shoreline Conditional Use) or the City Council (Council Conditional Use). Unless specifically stated in this chapter the term "conditional use" without modification shall mean Shoreline Conditional Use.

Section 34. Section 23.60.908 of the Seattle Municipal Code, which Section was last amended by ordinance 121276, is amended as follows:

**SMC 23.60.908 "D."**

\* \* \*

"Dry boat storage~~((of boats))~~" means a parking and moorage ~~((marine retail sales and service))~~ use, in which space on a lot on dry land or inside a building over-water or on dry land, is rented or sold to the public or to members of a yacht, boat or beach club for the purpose of storing boats. Sometimes referred to as dry moorage.

Section 35. Section 23.60.918 of the Seattle Municipal Code, which Section was last amended by ordinance 113466, is amended as follows:

**SMC 23.60.918 "I."**

"Institutions" means the following uses as defined in Chapter 23.84A, Definitions:

- Institute for advanced study;
- Private club;
- Day care center;
- Museum;
- School, elementary or secondary;
- College;

- Community club and center;
- Community club;
- Vocational or fine arts school;
- Hospital;
- Religious facility,((;
- ~~—University.))~~

Section 36. Section 23.60.926 of the Seattle Municipal Code, which Section was last amended by ordinance 113466, is amended as follows:

**SMC 23.60.926 "M."**

"Manufacturing" means the following uses as defined in Chapter 23.84A, Definitions:

- Light manufacturing;
- General manufacturing;
- Heavy manufacturing.

"Marina, recreational" means a ~~((marine retail sales and service))~~ parking and moorage use, in which a system of piers, buoys, or floats is used to provide moorage, primarily for pleasure craft, for sale or rent, usually on a monthly or yearly basis. Minor vessel repair, haulout, dry boat storage and other services are also often accessory to or associated with the use.

"Marine ~~((retail))~~sales and service" means a ~~((retail sales and service))~~ commercial use which includes one (1) or more of the following uses:

- Sale or rental of large boats;
- Marine service station;
- Major or minor vessel repair;

-- Sale of boat parts or accessories.((;

~~—Recreational marina;~~

~~—Commercial moorage;~~

~~—Dry storage of boats;~~

~~—Tugboat services.))~~

"Marine service station" means a marine ((~~retail~~))sales and service use in which fuel for boats is sold, and where accessory uses including but not limited to towing or minor vessel repair may also be provided.

\* \* \*

Section 37. Section 23.60.934 of the Seattle Municipal Code, which Section was last amended by ordinance 118793, is amended as follows:

**SMC 23.60.934 "R."**

\* \* \*

"Residential use" means the following uses as defined in Chapter 23.84A, Definitions:

-- Artist's studio/dwelling;

-- Boarding house;

-- Caretaker's quarters;

-- Floating home;

-- Mobile home park;

-- Multifamily structure;

-- Single-family dwelling unit;

-- Congregate residence.

\* \* \*

((~~"Retail sales and service use" means the following uses, as defined in Chapter 23.84,~~

**Definitions:**

~~— Personal and household retail sales and service;~~

~~— Medical services;~~

~~— Animal services;~~

~~— Automobile retail sales and service;~~

~~— Marine retail sales and service;~~

~~— Eating and drinking establishments;~~

~~— Lodging;~~

~~— Mortuary services.))~~

Section 38. Section 23.60.936 of the Seattle Municipal Code, which Section was last amended by ordinance 118793, is amended as follows:

**SMC 23.60.936 "S."**

"Sale and/or rental of large boats" means a marine (~~(retail)~~)sales and service use in which boats sixteen (16) feet or more in length are rented or sold. The sale or rental of smaller boats shall be defined as a major durables sales and service use.

"Sale of boat parts or accessories" means a marine (~~(retail)~~)sales and service use in which goods are rented or sold primarily for use on boats and ships but excluding uses in which fuel for boats and ships is the primary item sold. Examples of goods sold include navigational instruments, marine hardware and paints, nautical publications, nautical clothing such as foul-weather gear, marine engines, and boats less than sixteen (16) feet in length.

~~((“Salvage and recycling” means the following uses, as defined in Chapter 23.84,~~

~~Definitions:~~

~~Recycling collection station;~~

~~Recycling center;~~

~~--- Salvage yard.))~~

\* \* \*

Section 39. Section 23.60.938 of the Seattle Municipal Code, which Section was last amended by ordinance 113466, is amended as follows:

**SMC 23.60.938 "T."**

"Transportation facilities" means the following uses as defined in Chapter 23.84A,

### Definitions:

-- Rail transit facilities;

-- Vehicle storage and maintenance;

-- Air transportation facilities;

~~((—Airport, land based;))~~

-- Cargo terminal;

~~((---Heliport;~~

---

~~Helistop;))~~

-- Passenger terminal;

- Parking and moorage; and

-- Tugboat services.

~~((—Personal transportation services;~~



~~Transit vehicle base.))~~

"Tugboat services" means a ~~((retail sales and service))~~ transportation facility use which consists of moorage for more than one (1) tugboat and dispatch offices. Uses which include barge moorage and loading and unloading facilities for barges as well as tugboat moorages shall be classified as cargo terminals.

Section 40. Section 23.60.940 of the Seattle Municipal Code, which Section was last amended by ordinance 118793, is amended as follows:

**SMC 23.60.940 "U."**

\* \* \*

"Utilities" means the following uses as defined in Chapter 23.84, Definitions:

- Communication utility;
- Utility service use;
- Solid waste management((transfer station));
- Recycling;
- Sewage treatment plant;
- Power plant((;
- ~~Solid waste processing facility;~~
- ~~Solid waste incineration facility)).~~

Section 41. Chapter 23.84 of the Seattle Municipal Code is repealed.

Section 42. The provisions of this ordinance are declared to be separate and severable.

The invalidity of any particular provision shall not affect the validity of any other provision.

1       Section 43. This ordinance shall take effect and be in force on whichever is the later of:  
2 the effective date of approval and adoption by the Department of Ecology; or thirty (30) days  
3 from and after passage and approval if approved by the Mayor, or, if not approved, at the time it  
4 shall have become a law under the provisions of the City Charter.  
5

6  
7       Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2005, and signed by me in  
8 open session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2005.  
9

10 \_\_\_\_\_  
11 President \_\_\_\_\_ of the City Council

12       Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2005.  
13

14 \_\_\_\_\_  
15 Gregory J. Nickels, Mayor

16       Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2005.  
17

18 \_\_\_\_\_  
19 City Clerk

20  
21  
22  
23  
24  
25  
26  
27  
28 (Seal)